102.0	0002	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,003,500 /	1,003,500
					USE VALUE:	1,003,500 /	1,003,500
					ASSESSED:	1,003,500 /	1,003,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OPPENHEIM JUSTINE R
Owner 2:	
Owner 3:	
Street 1:	21 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAPODANNO JENNIE L -
Owner 2:	-
Street 1:	21 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Clapboard Exterior and 2300 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6400.000	575,100		428,400	1,003,500
Total Card	0.147	575,100		428,400	1,003,500
Total Parcel	0.147	575,100		428,400	1,003,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.30 | /Parcel: 436.3

Legal Description

User Acct 65690

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/31/18

!8146!

PREVIOUS ASSESSMENT

Parcel ID 102.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	575,100	0	6,400.	428,400	1,003,500	1,003,500	Year End Roll	12/18/2019
2019	101	FV	435,500	0	6,400.	434,500	870,000	870,000	Year End Roll	1/3/2019
2018	101	FV	435,500	0	6,400.	324,400	759,900	759,900	Year End Roll	12/20/2017
2017	101	FV	435,500	0	6,400.	293,800	729,300	729,300	Year End Roll	1/3/2017
2016	101	FV	435,500	0	6,400.	281,500	717,000	717,000	Year End	1/4/2016
2015	101	FV	426,900	0	6,400.	238,700	665,600	665,600	Year End Roll	12/11/2014
2014	101	FV	426,900	0	6,400.	226,400	653,300	653,300	Year End Roll	12/16/2013
2013	101	FV	119,500	0	6,400.	215,400	334,900	334,900		12/13/2012

PRINT

Date	Time
12/10/20	22:43:45

LAST REV

Date	Time
02/19/19	11:19:39
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8146

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAPODANNO JENNI	56090-397		12/17/2010		352,000	No	No		
	13095-247		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	65690
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2011	364	New Buil	180,000					BUILD NEW HOME
3/29/2011	196	Foundati	10,000					
3/3/2011	111	Demoliti	5,000					DEMO HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	BS	Barbara S
6/17/2013	Fieldrev-Chg	BR	B Rossignol
12/8/2008	Meas/Inspect	336	PATRIOT
10/21/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	70.	0.96	5									428,400						428,400	

Total AC/HA: 0.14692 | Total SF/SM: 6400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 428,400 | Spl Credit | Total: 428,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2011	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.7	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10652173
Const Adj.:	0.99989998
Adj $ / SQ:	138.301
Other Features:	114057
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	579156
Depreciation:	4054
Depreciated Total:	575102

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

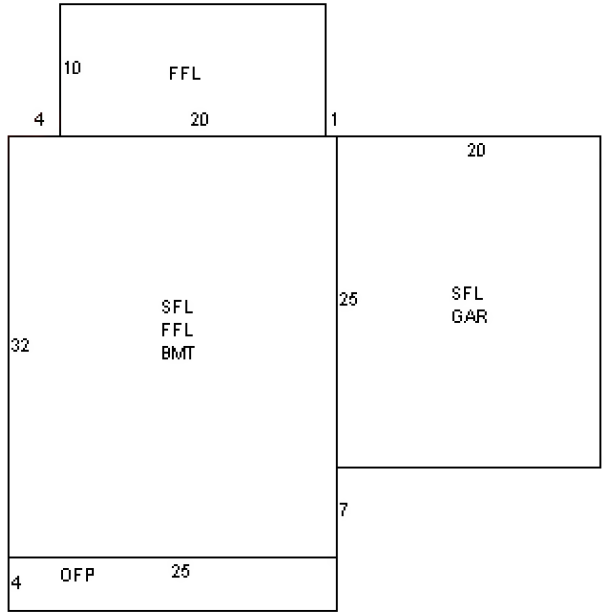
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.34
Special Features:	0	Val/Su Net:	155.43
Final Total:	575100	Val/Su SzAd	250.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,300	138.300	179,792
FFL	First Floor	1,000	138.300	138,301
BMT	Basement	800	41.490	33,192
GAR	Garage	500	20.000	9,999
OFP	Open Porch	100	33.000	3,300

Net Sketched Area:	3,700			Total:	364,584
Size Ad	2300	Gross Are	3700	FinArea	2300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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